

6213/18

I 5452/17



V 486705

पश्चिम बंगाल WEST BENGAL

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document.

Addl. Dir. Sub-Registrar  
Hooghly, South 24 Parganas

25 AUG 2017

GENERAL POWER OF ATTORNEY

TO ALL WHOM THESE PRESENTS we SUMUKHAA CONSTRUCTION, A Partnership Firm, having its Principal Office at 10, Canning Street, P.S. Hare Street, Kolkata - 700 001, being represented by its Partners 1) RAHUL BAID, son of Karan Singh Baid, 2) SAURABH BAID, son of Anand Singh Baid, both having their office at 10, Canning Street, P.S. Hare Street, Kolkata - 700 001, SEND GREETINGS.

AND WHEREAS we the executants due to paucity of time and other valid and lawful reasons we are not able to look after our aforesaid property henceforth we have decided to appointed SRI JALADHAR CHATTERJEE, son of late Ambika Charan Chatterjee, by religion Hindu, by profession Business, residing at 8B, Braun Field Row, Mominpore, P.S. Ekbalpore, Kolkata 700 027, being the proprietor of M/S LOKNATH CONSTRUCTION, a Proprietorship Firm, to look after and manage and administer our aforesaid property in our name and on our behalf.

NOW THESE PRESENT WITNESSETH that we the owners of the property described in the Schedule written hereunder, do hereby nominate, appoint and constitute SRI JALADHAR CHATTERJEE, son of late Ambika Charan Chatterjee, by religion Hindu, by profession Business, residing at 8B, Braun Field Row, Mominpore, P.S. Ekbalpore, Kolkata 700 027, as our true and lawful ATTORNEY for and in our names to do all or any of the acts, deeds and things hereunder expressed that is to say :-

- I. To appear before and execute all formalities (Deeds/Matters/Things) before the Kolkata Municipal Corporation for mutation etc. Placing the plan for approval and to process all sorts of work for obtaining the plan and to sign all the papers and documents in my favour and also for K.I.T., K. M.D.A., and Kolkata Municipal Corporation and other statutory bodies etc. in connection with any matters and/or allied matters.
- II. To appear before the C.E.S.C. in our favour and to install electricity in the said proposed flat and to appear before the Water Supply Department for Water connection in the premises and Telephone Department for Telephone connection.
- III. To institute, commence, prosecute, carry or defend or resist and represent in all suits and other action or proceedings or be added as a party or be non suited or withdraw the same concerning the said land and any space or part thereof or concerning anything in which we are the party in any Court in Civil, Criminal, Revenue or Revisional



Jurisdiction or Special Jurisdiction on the Hon'ble High Court under Article 226 and 227 of the Constitution etc. before Income Tax, Wealth Tax, Sales Tax Authorities in whatsoever purposes and to sign and verify all claims, written statements, accounts, inventory accept services of all summon and notices and other judicial processes.

- IV. To execute any Judgement Decree or Order and to appoint or engage Solicitor, Pleader, Counsel or Advocate and to sign and to execute any Vakalatnama Warrant of Attorney or act or plead as ourselves could be personally do in respect of the property.
- V. To settle, adjust, compound, compromise or submit to Arbitration all actions, suits, accounts, claims and disputes between or any person/persons to compound of comprise the same relating to the said land and flats and maintenance over the said property.
- VI. To negotiate on terms for and to agree and to sell of the said land with any space with share of land and/or any part

or parts thereof to be lying or situated with common spaces or share etc. in the said premises to any purchaser or purchasers either for space or spaces with any part of the said land and to receive advance from the Buyer / Buyers.

VII. To collect the maintenance charges, service charges or whatsoever charges from the intending purchaser / purchasers as they thinks fit.

VIII. To agree upon and to enter into any agreement or agreements for such sale/sales of the proportionate share of land and/or with infrastructures and/or repudiate the same.

IX. To receive from the intending purchaser or purchasers any booking money and/or earnest money or advance or advances and also the balance of the purchaser money and to give valid receipt and discharging for the same which will pretext the purchaser or purchasers without seeing the

application of the money and the same liable to be deposited in our Bank Account.

- X. To sign and to execute and to deliver by us any conveyance or conveyances for the selling of land or any part thereof to be sold by the Attorney from the said land in favour of the purchaser or purchasers and the Attorney hereby undertake to clarify all those accounts.
- XI. Be it noted that Power of Attorney is being granted in favour of the said Attorney without any consideration and have right title and interest is created in favour of the Attorney on the property which is the subject matter of this Power of Attorney and Further that the said Attorney shall have hereby obtain any right to make any construction or Development work on the said property.
- XIII. All the receivable will be received in our names and all the expenses will be borne by us, the executant.

**AND** we, hereby agree to ratify and confirm all and whatsoever other act or acts the sale Attorney shall lawfully

do execute or perform or cause to be done, executed or performed in connection with the sake of the said proportionate shares of land with infrastructures together with the easement right of common space whether jointly or severally under and by virtue of this Deed though no express Power of Attorney in that behalf is hereunder provided AND the Attorney hereby undertake to clarify that all accounts in respect of sale proceed in favour of us. And also be liable to deposit the sale proceeds in our Bank Account.

**SCHEDULE - 'A' ABOVE REFERRED TO**

(Description of Premises)

ALL THAT the piece and parcel of land admeasuring 4 (four) cottahs, a bit more or less together with the structure standing thereon lying and situate at the Premises No.42A, Jainuddin Mistry Lane, Kolkata - 700 027, Police Station Chetla, Kolkata Municipal Corporation Ward No.82, District Registration Office at Alipore, District - South-24 Parganas, butted and bounded in the manner as follows :-



ON THE NORTH : By Premises No.40/1B,  
Jainuddin Mistry Lane.  
ON THE SOUTH : By 42C, Jainuddin Mistry Lane;  
ON THE EAST : By Jainuddin Mistry Lane.  
ON THE WEST : Premises No.42D,  
Jainuddin Mistry Lane.

SCHEDULE - 'B' ABOVE REFERRED TO

(Description of Premises)

ALL THAT the piece and parcel of land admeasuring 5 (five) cottahs, a bit more or less together with the structure standing thereon lying and situate at the Premises No.42D, Jainuddin Mistry Lane, Kolkata - 700 027, Police Station Chetla, Kolkata Municipal Corporation Ward No.82, District Registration Office at Alipore, District - South 24 Parganas, butted and bounded in the manner as follows :-

ON THE NORTH : By Premises No.40B,  
Jainuddin Mistry Lane and partly  
Premises No. 3/1C, Jainuddin Mistry  
Lane.  
ON THE SOUTH : By the KMC Road named Gobinda  
Auddy Road;  
ON THE EAST : Premises No.42A, Jainuddin Mistry Lane;  
ON THE WEST : Premises No.42E, Jainuddin Mistry Lane.



IN WITNESS WHEREOF the said we executants have  
hereunto set and subscribed my hands and seals on this the  
25th day of August, 2017 (Two thousand seventeen).

SIGNED, SEALED & DELIVERED

In these presence of WITNESSES:

1. Jagdish Prasad Singh  
13, J. G. Rd. Kol 39

2. Sumit Ghosh  
Siddhanta  
Joka.  
P. M. D. Rd.  
Kol-104.

SUMUKHAA CONSTRUCTIONS:

Rahul Band Caroline Band  
Partner

SIGNATURE OF THE EXECUTANTS

The Power conferred as above  
accepted by me:

LOKENATH CONSTRUCTION

Jaladhar Chatterjee  
Proprietor

SIGNATURE OF THE ATTORNEY

Drafted by:

Ganeshish Mukherjee  
Advocate F/1447/2008  
Alipore Judges' Court,  
Kolkata - 700 027.

Computer typed by

Sushil Datta  
Alipore Judges' Court,  
Kolkata - 700 027.

### Major Information of the Deed

Deed No :	I-1605-05452/2017	Date of Registration	25/08/2017
Query No / Year	1605-1000298253/2017	Office where deed is registered	
Query Date	25/08/2017 2:20:24 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	J Chatterjee Alipore, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9433207122, Status :Attorney of Claimant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 4/-	Rs. 2,66,38,321/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160505449/2017 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Chetla, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jainuddin Mistry Lane, , Premises No. 42A, Ward No: 82

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		4 Katha	1/-	1,15,05,920/-	Property is on Road

District: South 24-Parganas, P.S:- Chetla, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jainuddin Mistry Lane, , Premises No. 42D, Ward No: 82

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2			Bastu		5 Katha	1/-	1,43,82,401/-	Property is on Road
Grand Total :					14.85Dec	2 /-	258,88,321 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	3,75,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

S2	On Land L2	500 Sq Ft.	1/-	3,75,000/-	Structure Type: Structure
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Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Total :		1000 sq ft	2 /-	7,50,000 /-	
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## Principal Details :

Name, Address, Photo, Finger print and Signature

## SAMUKHAA CONSTRUCTION

10, CANNING STREET P.O.:- GPO P.S.:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, PAN No.:- ANXPB9327Z, Status :Organization, Executed by: Representative, Executed by: Representative

## Attorney Details :






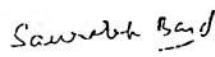
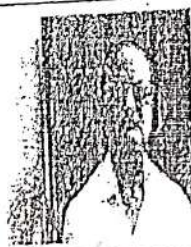


Name, Address, Photo, Finger print and Signature

## M/S. LOKENATH CONSTRUCTION

8B, BRAUN FIELD ROW, P.O.:- KHIDDERPORE, P.S.:- Ekbalpore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700023, PAN No.:- AFKPC4216P, Status :Organization, Executed by: Representative

## Representative Details :

Name, Address, Photo, Finger print and Signature

SI No	Name	Photo	Finger Print	Signature
1	<b>Mr RAHUL BAID</b> Son of Mr KARAN SINGH BAID Date of Execution - 25/08/2017, , Admitted by: Self, Date of Admission: 25/08/2017, Place of Admission of Execution: Office	 Aug 25 2017 2:38PM	 LTI 25/08/2017	 25/08/2017
10, CANNING STREET, P.O.:- GPO, P.S.:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:- ANXPB9728J Status : Representative, Representative of : SAMUKHAA CONSTRUCTION (as PARTNER)				
2	<b>Mr SAURABH BAID</b> Son of Mr ANAND SINGH BAID Date of Execution - 25/08/2017, , Admitted by: Self, Date of Admission: 25/08/2017, Place of Admission of Execution: Office	 Aug 25 2017 2:38PM	 LTI 25/08/2017	 25/08/2017
10, CANNING STREET, P.O.:- GPO, P.S.:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN- 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:- AJPBP9827H Status : Representative, Representative of : SAMUKHAA CONSTRUCTION (as PARTNER)				
3	<b>Mr JALADHAR CHATTERJEE (Presentant)</b> Son of Late AMBIKA CHARAN CHATTERJEE Date of Execution - 25/08/2017, , Admitted by: Self, Date of Admission: 25/08/2017, Place of Admission of Execution: Office	 Aug 25 2017 2:37PM	 LTI 25/08/2017	 25/08/2017



176, BARUN FIELD ROW, P.O:- KHIDDERPORE, P.S:- Ekbalpore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700023, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFKPC4216P Status : Representative, Representative of : M/S. LOKENATH CONSTRUCTION (as SOLE PROPRIETOR)

Identifier Details :

Name & address

Mr Soumen Ghosal  
Son of Mr D. H. Ghosal  
Dulalpur, P.O:- Joka, P.S:- Thakurpukur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700104, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Identifier Of Mr RAHUL BAID, Mr SAURABH BAID, Mr JALADHAR CHATTERJEE

25/08/2017

*Soumen Ghosal*

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	SAMUKHAA CONSTRUCTION	M/S. LOKENATH CONSTRUCTION-6 6 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	SAMUKHAA CONSTRUCTION	M/S. LOKENATH CONSTRUCTION-8.25 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	SAMUKHAA CONSTRUCTION	M/S. LOKENATH CONSTRUCTION-500.00000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	SAMUKHAA CONSTRUCTION	M/S. LOKENATH CONSTRUCTION-500.00000000 Sq Ft

Endorsement For Deed Number : I - 160505452 / 2017

On 25/08/2017

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

30/08/2017 Query No:-16051000298253 / 2017 Deed No :I - 160505452 / 2017, Document is digitally signed.

Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)

for registration at 13:58 hrs on 25-08-2017, at the Office of the A.D.S.R. ALIPORE by Mr JALADHAR

CHATTERJEE.

Statement of Market Value (WB PUVI rules of 2001)

that the market value of this property which is the subject matter of the deed has been assessed at Rs 65,38,321/-.

Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]

Execution is admitted on 25-08-2017 by Mr RAHUL BAID, PARTNER, SAMUKHAA CONSTRUCTION, 10, CANNING STREET, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Identified by Mr Soumen Ghosal, , Son of Mr D. H. Ghosal, Dulalpur, P.O: Joka, Thana: Thakurpukur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Others

Execution is admitted on 25-08-2017 by Mr SAURABH BAID, PARTNER, SAMUKHAA CONSTRUCTION, 10, CANNING STREET, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Identified by Mr Soumen Ghosal, , Son of Mr D. H. Ghosal, Dulalpur, P.O: Joka, Thana: Thakurpukur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Others

Execution is admitted on 25-08-2017 by Mr JALADHAR CHATTERJEE, SOLE PROPRIETOR, M/S. LOKENATH CONSTRUCTION, 8B, BRAUN FIELD ROW, P.O:- KHIDDERPORE, P.S:- Ekbalpore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700023

Identified by Mr Soumen Ghosal, , Son of Mr D. H. Ghosal, Dulalpur, P.O: Joka, Thana: Thakurpukur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- ( E = Rs 7/- ) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2358, Amount: Rs.50/-, Date of Purchase: 26/07/2017, Vendor name: S C Halder



Arnitava Chanda  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1605-2017, Page from 147627 to 147642  
being No 160505452 for the year 2017.



Digitally signed by AMITAVA CHANDA  
Date: 2017.08.30 13:14:49 +05:30  
Reason: Digital Signing of Deed.

(Amitava Chanda) 30/08/2017 13:14:49  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
West Bengal.

(This document is digitally signed.)